

# **Surplus Parking Lot near College Park Metro for Purchase and Development Project**



**RFP NO.: OCS-2022-CPRK-02  
Prince George's County  
Office of Central Services ("OCS")**

Special accommodations for persons with disabilities may be made by calling (301) 883-6400 or TDD: (301) 925-5167.

ISSUANCE OF RFP:	February 25, 2022 by 10:00 A.M.
INTRODUCTORY SITE WALK:	March 11, 2022 at 1:00 P.M.
PRE-RESPONSE WRITTEN QUESTIONS DUE:	March 17, 2022 by 4:00 P.M.
ISSUE AMENDMENT (RESPONSE TO WRITTEN QUESTIONS):	March 29, 2022 by 4:00 P.M.
RFP PROPOSAL SUBMISSION DUE:	April 15, 2022 by 4:00 P.M.
RFP AWARD:	Summer 2022

***THE COUNTY RESERVES THE RIGHT TO AMEND THE ANTICIPATED SCHEDULE  
AS IT DEEMS NECESSARY***

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## **SECTION VI: APPENDICES, EXHIBITS (Attachment(s) or Website Link)**

**APPENDIX A-O:** See Attachment(s):

**EXHIBITS** See Attachment(s):)

Exhibit 1: CB-20-2013

Exhibit 2: College Park Metrorail Station TOD Market Analysis

Exhibit 3: College Park Metrorail Station Area Urban Land Institute Analysis

Exhibit 4: Biotechnology Research and Development Center Study

Exhibit 5: Surplus Resolution (TBD)

Exhibit 6: Property Description [Map 3-A]

Exhibit 7: Discovery County Tenant Mix Map

Exhibit 8: Form of Special Warranty Deed

Exhibit 9: College Park Interactive Zoning Map (Link)

Exhibit 10 Prince George's County Purple Line Inclusionary Zoning Study (Link)

The Office of Central Services has attempted to be as accurate as possible in this RFP, but it is not responsible for any unintentional errors herein. No statement in this RFP shall imply a guarantee or commitment on the part of OCS as to potential relief from the state, federal, or local regulation. OCS reserves the right to cancel this RFP at any time until proposals are opened or reject all proposals after the proposals are opened if it determines that it is in the best interest of OCS to do so. OCS reserves the right to waive any minor informalities.

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## SECTION I: INTRODUCTION

### 1.1 SUMMARY STATEMENT

The Prince George’s County Government (the “County”), by and through its Office of Central Services (“OCS”), is releasing this Request for Proposals (“RFP”), in accordance with Section 2-111.01 of the Prince George’s County Code as it seeks to receive proposals (each a “Proposal” and collectively “Proposals”) from highly qualified individuals and/or development teams (each a “Respondent” and collectively “Respondents”) the opportunity to purchase and development of fifteen (15) adjacent County-owned parcels, currently an underutilized parking lot (the “Development Parcel”) that closely complements ongoing development in the Discovery District, which is adjacent to the WMATA College Park/University of Maryland Metro Station, the proposed Purple Line and the College Park Airport. The properties totaling approximately 2.6 acres (113,256 SF) of real property located at Campus Drive and River Road in College Park, Maryland, are attached as Appendix A Property Legal Description [MAP 3-A] of this RFP.

The County seeks to convey the Property to encourage mixed-use development that will closely complement ongoing development both in the UMD’s Discovery District and on the historic main campus, fulfill the Property’s potential for transformative economic development, and advance the county’s commitments to affordable housing, mixed-use project and new amenities, and equity.

This RFP seeks proposals that will create opportunities for wealth creation/development for the residents of Prince George’s County as well advance equitable access to opportunities to manage meaningful development activities (“Equitable Inclusion Priority”), for small, local, minority-owned, and women-owned firms which may participate in the development.

Located less than a mile from the University of Maryland College Park campus, the 150-acre Discovery District is the epicenter of academic research, innovation, and economic development in the Greater College Park area.

Current Discovery tenants include federal agencies NOAA, USDA, FDA, the College Park Academy Charter School, private sector companies, research institutions, and more. The area also includes a nearby hotel, a pop-up park, food hall, a variety of retail amenities, and 120 new townhomes.

The College Park Metro Development Project is envisioned to be a vibrant, pedestrian-oriented community. The County has developed the goals for the site and it is expected that the selected Master Developer will undertake the following efforts to support an accelerated but achievable development for the site:

- *Integrate the site with the surrounding community* – Create a viable, transformative public-owned and private-led collaborative project, that delivers an optimal return

on investment, and that will benefit the greater community, located at the College Park Discovery County.

- *Provide a mix of uses* – Create a plan that accommodates a mix of uses such as, for example, research and development, startup technology, advanced manufacturing, office, academic, diverse housing options, institutional and cultural uses;
- *Creativity* – Encourage creativity in terms of design and development that fosters a strong sense of place and integrates well with the surrounding Park community;
- *Create new jobs and revenue for Prince George's County* – Create new employment opportunities for Prince George's County residents and increase revenue from personal and property taxes for the County that can, in turn, help support neighborhood services, as well as create business opportunities for Prince George's based small and local businesses;
- *Support Multimodal Access to Public Transportation* – Encourage the balance of use and the proximity and access to the College Park Metro Development and alternative modes of transportation to automobile use by ensuring a pedestrian-oriented design;
- *Regional Branding* – Build upon the presence of the University of Maryland Discovery District and strengthen the County's relationship with the University of Maryland's within the broader community; and
- *Activate the Site* – Develop a realistic implementation and phasing strategy that addresses environmental issues, maximizes market viability, minimizes site underutilization, and competitively attracts qualified and quality development partners. Develop an entitlement strategy to secure all required approvals for the project;
- *Sustainability Efforts* – Demonstrate a good faith effort to incorporate environmentally sustainable features to achieve the highest LEED certification for green sustainable developments and practices into their development plan. The successful applicant will be required to submit a Sustainability plan as part of the project approval process;
- *Community & Stakeholder Outreach* – The success of any development project hinges on the inclusion and support of the local community. Respondents are strongly encouraged to work with the applicable Councilmember, local community

groups, and area residents to understand how the community's goals can be met in Respondents' Proposals. All proposed building designs should be open and inviting and demonstrate architectural excellence to complement the character and architecture of the surrounding buildings, both existing and new. Proposals should consider and incorporate stakeholder and community preferences, to the extent feasible and practicable.

The County's goal is to dispose of the Property to the respondent who offers the most compelling project which offers a balance of quality design, project feasibility, job creation, and contributes to the vibrancy of the area, while consistent with the multimodal access to public transportation vision of the College Park Discovery District.

## **1.2 PROPOSAL CLOSING DATE**

The respondent must submit one original and (5) hard copies of their Proposal along with an electronic version on a flash drive in sealed packages and addressed to:

Prince George's County Government  
Office of Central Services  
1400 McCormick Dr. | Suite 336  
Largo, MD 20774  
Attention: Director's Office

Proposals must be electronically submitted to the Office of Central Services no later than 4:00 pm EDT on April 14th, 2022. The subject line for such electronic submission shall state **"COLLEGE PARK METRO DEVELOPMENT PROJECT"– RFP PROPOSAL SUBMISSION**". Along with either hand-delivered or certified mailed Proposals. Adherence to the deadline is essential. **Incomplete applications or those submitted after the deadline shall not be accepted.**

Additionally, all Respondents shall also upload the Proposal electronically (including a PDF of the response and the Microsoft Excel pro forma) via the "**OCS-SOLICITATIONS@co.pg.md.us**" email address on the OCS Website. Uploaded electronic files should use the following naming convention: **"COLLEGE PARK METRO DEVELOPMENT PROJECT RFP PROPOSAL SUBMISSION – [Team Name] – [File Type]"**. **"RFP No OCS-2022-CPRK-02:**

A copy of the deposit in the form of a certified check, bank draft, money order, or Letter of Credit is required to be uploaded with a Respondent's electronic Proposal, with the original hardcopy delivered to OCS by close of business on the RFP Proposal Submission Due Date. A representative of OCS will be available at the Office of Central Services, The RMS Building, 1400 McCormick Dr. | Suite 336 | Largo, MD 20774, to receive the deposit

in the form of a certified check, bank draft, money order, or Letter of Credit between 1 pm and 4 pm on the Submission Due Date.

The County shall determine, in its sole discretion, whether each Proposal received is responsive to the RFP and acceptable. The decision of the County in this regard is final and any determination on non-responsiveness shall be explained to the applicable Respondent(s) upon request. **Proposals that do not meet the following requirements may be deemed “Non-Responsive” and may not be considered for selection.**

*The County shall endeavor to follow the timetable set forth below; however, the activities and timetable represented below are a guideline only and are subject to change at the County’s sole discretion and without prior notice:*

**RFP Process Timetable (subject to change)**

Issuance of RFP:	February 25, 2022 by 10:00 A.M.
Introductory Site Walk:	March 11, 2022 at 1:00 P.M.
Pre-Response Written Question Due:	March 17, 2022 by 4:00 P.M.
Issue Amendment [ <i>Responses to Written Questions</i> ]:	March 29, 2022
Proposal Submission Due Date:	April 14, 2022 by (4:00 PM ET)
Award Rendered:	Summer 2022

**1.3 PRE-PROPOSAL SITE WALK**

The RFP is posted on OCS’s website at <https://www.princegeorgescountymd.gov/807/Central-Services> (“College Park Metro Development Project”).

OCS will conduct an introductory site walk at the Development Parcel (“Site Walk”) on March 11th, 2022 at 1:00 pm at the corner of Campus Drive and Cpl. Frank S. Scott Drive in College Park. Respondent(s) may visit the Site, conducted a preliminary visual inspection of the Site and adjacent areas, and become familiar with and satisfy itself with the general, local, and Site conditions that may impact feasibility, design, project concept, community & stakeholder outreach project schedule, and project delivery.

Attendance at this session is strongly recommended for all Respondents.

The County reserves the right to submit addenda following the meeting.

The tentative schedule for the Site Tour is as follows:

1:00 pm – 1:15 pm: Arrive and Check-in

1:15 pm – 1:45 pm: Site Walk

Respondents can RSVP by March 7th, 2022, by emailing the Project Development Manager Ikenna Udejiofor at [OCS-SOLICITATIONS@co.pg.md.us](mailto:OCS-SOLICITATIONS@co.pg.md.us) with the name, organization, phone number, email address of the attendee(s), and attached signed Site Tour Waiver, release, and Indemnification.

**ALL ATTENDEES MUST COMPLETE COVID-19 CERTIFICATION OF COMPLIANCE AND THE SITE TOUR WAIVER, RELEASE, AND INDEMNIFICATION FORM THAT HAS BEEN ATTACHED AS APPENDIX H. WAIVER FORMS WILL BE COLLECTED PRIOR TO ADMITTANCE TO THE SITE TOUR. THOSE THAT HAVE NOT COMPLETED THE WAIVER, RELEASE, AND INDEMNIFICATION FORM WILL NOT BE PERMITTED ONTO THE SITE.**

Questions and inquiries must be submitted via email. Phone calls or faxed questions will not be accepted. All questions must be submitted no later than March 17th, 2022, prior to the Request for Proposal closing date to:

Responses to Respondent questions will be aggregated and posted on the OCS Website on or about March 29, 2022.

**RFP Submission Deposit:**

A-One Hundred Thousand Dollars (\$100,000.00) refundable (the “First Deposit”) in the form of a certified check, bank draft, or money order, made payable to the order of the Prince George’s County Government, or an executed, irrevocable standby letter of credit (“Letter of Credit”) is required utilizing the Form Irrevocable Letter of Credit attached as Appendix F. The First Deposit shall be credited toward to the Purchase Price and shall be refundable until the expiration of the Due Diligence Period (as shall be further defined in the Purchase and Sales Agreement) and nonrefundable thereafter, except (i) in the event of default by the County hereunder, or (ii) as otherwise expressly set forth in the Purchase and Sales Agreement, including, without limitation, due to a failure of a condition of Respondent’s obligations under the Agreement.

Additional performance deposits will be required if selected and upon execution of the Land Disposition and Development Agreement (“LDDA”).

Upon the execution of the LDDA, Respondent shall deposit an additional One Hundred Thousand Dollars (\$100,000) (the “Second Deposit”) with the Escrow Agent pursuant to the Escrow Agreement. The Second Deposit shall be credited toward the Purchase Price and be non-refundable, except (x) in the event of default by the County hereunder, or (y) as otherwise expressly set forth in the LDDA.

Pursuant to the Escrow Agreement, the Second Deposit shall be held by Escrow Agent in a federally insured, interest-bearing account in a national bank or savings and loan institution reasonably acceptable to Respondent and the County, and the Deposit shall be disbursed in accordance with the provisions of the LDDA and the Escrow Agreement.



**Conditions:** If a Respondent's Proposal is not selected, the certified check, bank draft, money order, or Letter of Credit shall be returned to the Respondent. If a Respondent's Proposal is selected, the Letter of Credit will only be returned upon the Respondent's successful completion of and as determined by the County through the terms of the disposition agreement.

#### **1.4 PROPOSAL ACCEPTANCE**

The County reserves the right to accept or reject any and all submissions, in whole or in part, received as a result of this solicitation and to waive minor irregularities. Further, the County reserves the right to make a whole award, partial award, or no award at all.

#### **1.5 DURATION OF PROPOSAL**

The Proposal will be held valid for six months following the closing date for this RFP. This period may be extended by mutual written agreement between the respondent and the County with respect to any individual property.

#### **1.6 NOTICE TO RESPONDENT**

The respondent must completely familiarize themselves with the requirements of the solicitation. Failure to do so will not relieve the respondent of responsibility to fully perform in accordance therewith. No consideration will be granted for any alleged misunderstanding of the material to be furnished or work to be done, it is understood that the submission of a proposal is an agreement with all of the items and conditions referred to herein.

### **SECTION II: GENERAL INFORMATION**

#### **2.1 ECONOMY OF PREPARATION/INCURRED EXPENSES**

Respondent submissions should be prepared simply and economically, providing a straightforward, concise delineation of the respondent's capabilities and description of the offer to meet the requirements of this RFP. The County will not be responsible for any costs incurred by the respondent in preparing and submitting a proposal to this solicitation. **Under no circumstance shall the County be responsible for the reimbursement of any such costs even if the Parties do not execute a Disposition Agreement or proceed to close if the Project is not successfully completed.**

#### **2.2 ADDENDA TO THE REQUEST FOR QUALIFICATIONS**

OCS shall post on the Project Website any notices or information regarding cancellations, withdrawals, and modifications to this RFP (including modifications to the deadlines

included herein). Respondent shall have an obligation to periodically check the Project Website for any such notices and information, and the County shall have no duty to provide direct notice to Respondent.

### **2.3 ORAL PRESENTATIONS**

The County reserves the right to conduct interviews (oral presentations) and to request best and final offers. Upon review of the Proposals, OCS may, in its sole discretion, identify a short list of Respondents. OCS has the sole and absolute discretion to conduct discussions with all, or some, of the Respondents on the short list via best and final offer (“BAFO”) submissions.

### **2.4 PERFORMANCE SECURITY**

After the award of this RFP, the awardee shall furnish a refundable certified check, bank draft, or money order for \$100,000.00 as a second deposit and the County will negotiate the terms of a binding agreement for the purchase, sale, and development of the property. The exact duration and financial terms of the sale are to be negotiated. The Successful respondent will be expected to suggest a proposed closing date in the proposal and that may be subject to change by the County. The closing will require execution of all legal documents, Purchase and Sales Agreements, Land Disposition and Development Agreement and contracts as may be required to consummate a complete sale to by the County including payment for the acquisition of the property and other required agreements that will need to be executed to guarantee development in accordance with the terms and conditions as outlined herein and as may be negotiated with the successful respondent. The County will convey by special warranty deed and will provide evidence of title and the title insurance. Upon conveyance, the property may be subject to taxation, as well as federal, state, and municipal laws, easements, and restrictions of record.

### **2.5 TAX CERTIFICATION AND GOOD STANDING**

The successful Respondent must be current and in compliance with applicable tax filings and licensing requirements of the Prince George’s County Government; and, if a corporation conducting business in Prince George’s County or the State of Maryland, must be registered and in “Good Standing” with the Maryland State Department of Assessment and Taxation.

### **2.6 TAXPAYER IDENTIFICATION NUMBER AND CERTIFICATION**

The successful Respondent shall, within seven calendar days of Notice of Intent to Award, submit to the County a completed Internal Revenue Service “IRS” Form W-9, Request for Tax Payer Identification Number, and Certification. Contract award will not be made

without timely submission of the completed Form W-9. The Form W-9 and instructions are available to Respondents by accessing the IRS website at [www.irs.gov](http://www.irs.gov).

All payees engaged in trade or business with the County are required to have on file with the County a current and correct Federal Form W-9, "Request for Taxpayer Identification Number and Certification". This applies to individuals, sole proprietors, partnerships, corporations, and other legal entities such as nonprofits and governmental units who may otherwise be exempt from filing a tax return. A foreign entity must obtain and submit the appropriate IRS Form W-8.

To assure accurate maintenance of each firm's status, the submission of the W-9 is required for each contract or purchase order executed by and between the County and its contractors. If the term of the contract exceeds one year, the County may request periodic re-submission of the W-9. If the contractor fails to submit the form by the deadline stated in the resubmission request, the County may refuse to pay invoices until the form has been submitted.

## **2.7 CONFIDENTIALITY/PROPRIETARY INFORMATION**

The respondent must specifically identify those portions of their proposals, if any, which they deem to contain confidential, proprietary information or trade secrets and must provide justification why such material should not, upon request, be disclosed by the County in accordance with the Maryland Public Information Act, 4-101 et. seq., General Provisions Article of Maryland Annotated Code, County Charter Section 203, and County Administration Procedure 133. The respondent must clearly indicate each and every page that is deemed to be confidential/proprietary or a trade secret (it IS NOT sufficient to preface your proposal, in its entirety, with a proprietary statement).

## **2.8 ALLOWANCE OF IN-HOUSE WORK**

No section or portion of this RFP or the Contract shall be construed or interpreted to preclude the County from accomplishing any task or undertaking of any operation or project utilizing its own work force.

## **2.9 WITHDRAWAL OF PROPOSAL**

The proposal may be withdrawn upon written request from the Respondent at the address shown in the solicitation prior to the time of RFP closing. Negligence on the part of the Respondent in preparing the proposal confers no right of withdrawal after the fixed time for closing of the proposals.

If at any time after Selection, Respondent does not proceed with the project, then

Respondent must notify the County in writing and provide reasons for its decision. The Respondent wishing to withdraw may be subject to the loss of part or all of any deposits previously provided to the County and may be responsible for certain costs previously waived by the County, in addition to any other remedies available to the County under the executed disposition agreement, if any, or by law

**2.10 FORMATION OF AGREEMENT/CONTRACT WITH SUCCESSFUL RESPONDENT**

The Contract to be negotiated as a result of this RFP (the "Contract") shall be by and between the Respondent as Respondent and the County, and shall contain provisions included in this RFP. By submitting a proposal in response to the RFP, the Respondent accepts the terms and conditions set forth herein.

**2.11 AFFIDAVITS, CERTIFICATIONS, AND AFFIRMATIONS**

Respondents are required to submit with their proposal certain certifications, affirmations, and affidavits. These forms, which should be completed by all Respondents, are included as Appendices A through O of this RFP.

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## SECTION III: SCOPE AND REQUIREMENTS

### 3.1 BRIEF ECONOMIC FACTS

<https://www.collegeparkmd.gov/DocumentCenter/View/2870/Brief-Economic-Facts--College-Park-MD>

*\*An independent market study that supports the proposed project is encouraged.*

### 3.2 SITE DESCRIPTION



This property is  $\pm 2.6$ -acre is located adjacent to the College Park/University of Maryland Metro Station, the proposed 16.2 miles light-rail Purple Line construction on Campus Drive and Route 1 will provide a direct connection to the Metrorail Red, Green, and Orange Lines; at Bethesda, Silver Spring, College Park, and New Carrollton and the College Park Airport. The properties are located between Paint Branch Parkway to the south, Litton Avenue to the north, and the M-NCPPC properties to the east.

The following figures are set forth below.

**Figure 1** - Aerial View of the Site and Surrounding Community.

**Figure 2** - Site Location Map.

**Figure 3** - Orthophoto Image of Parcels Owned by the County.

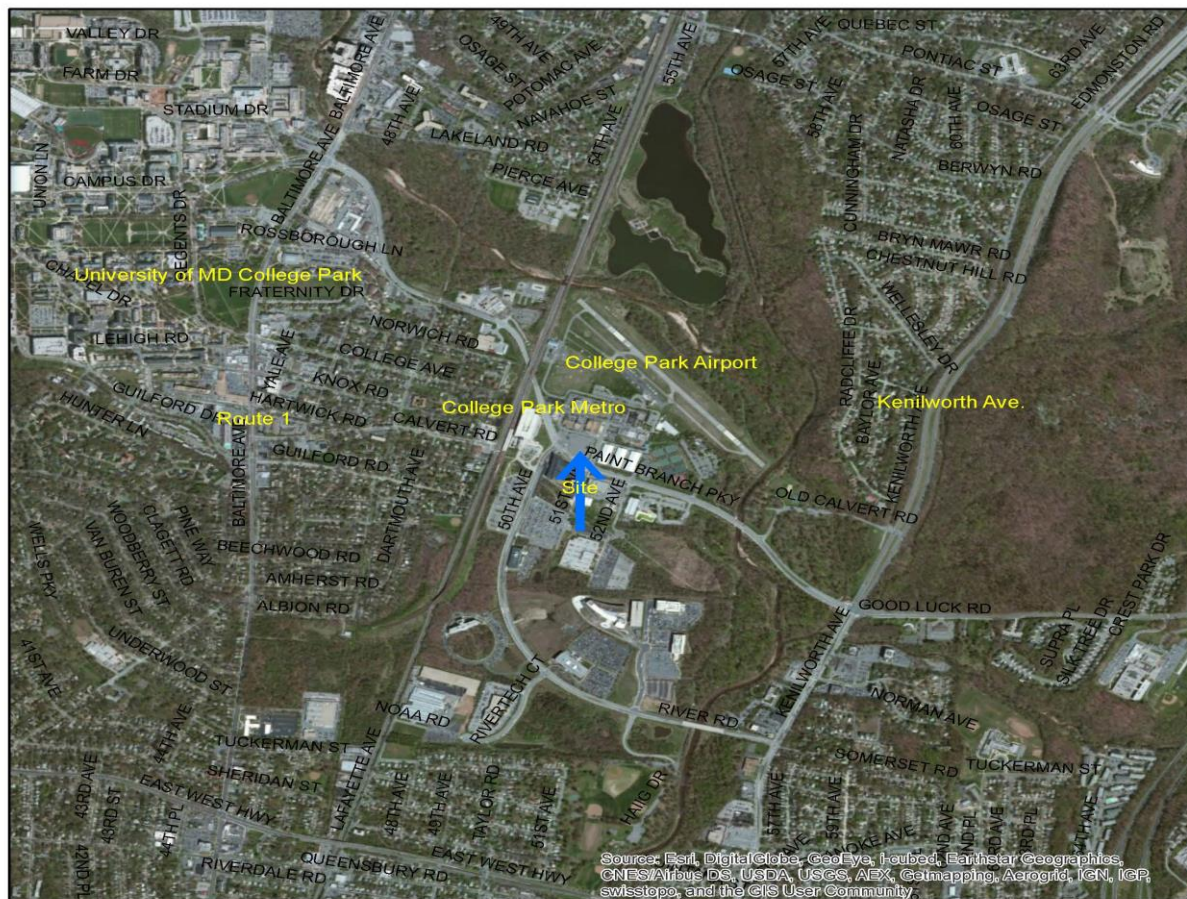
**Figure 4** - Spatial Map Showing Property Boundaries in Relation to Adjoining Properties.

**Figure 5** - General View of the 100 Year Flood Plain.

**Figure 6** - County Ownership with TDDP Conceptual Street.

**Figure 7** - County Ownership with TDDP Conceptual Open Space.

Figure 1 - Aerial View of the Site and Surrounding community

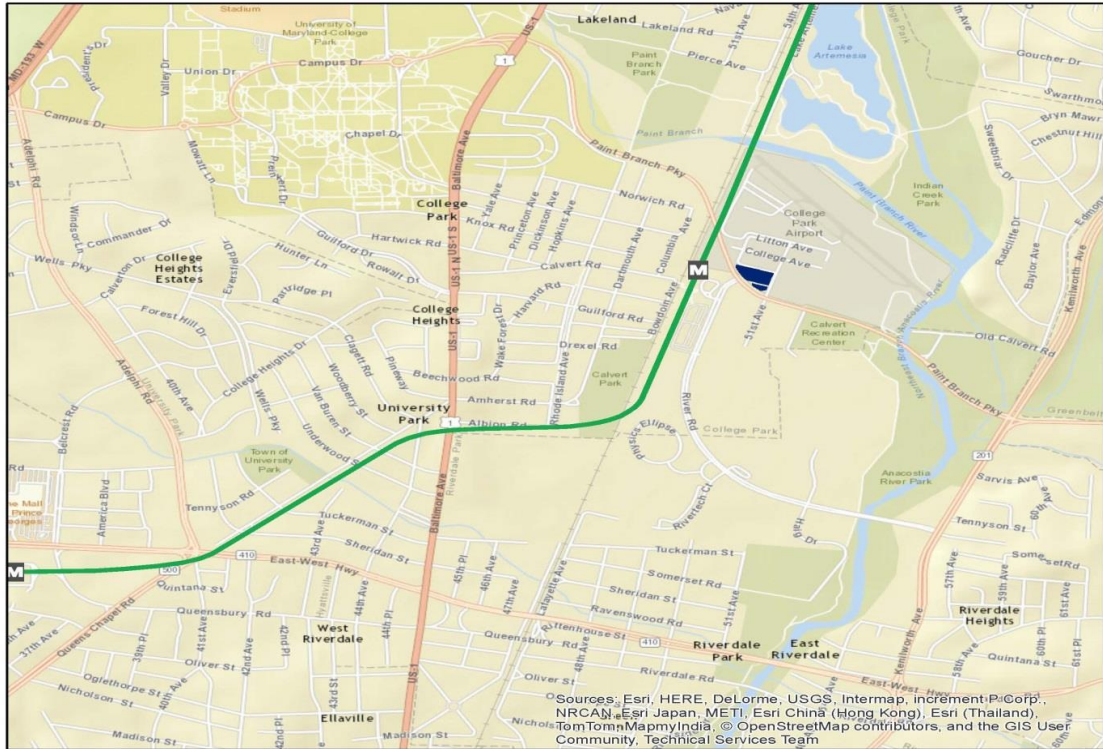


Aerial view of the surrounding area.





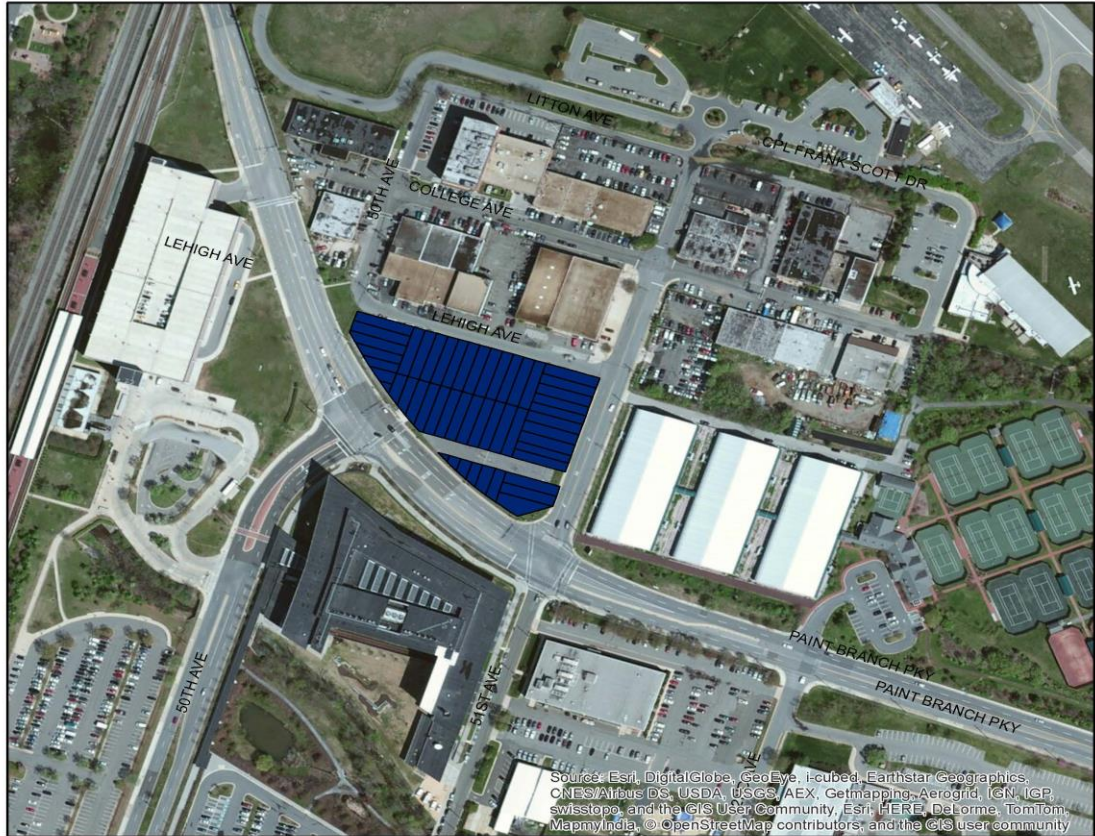
Figure 2 - Site Location Map.



Site Locator Map



Figure 3 - Orthophoto Image of Parcels Owned by the County.



The parcels owned by Prince George's County Maryland

**Legend**

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- StreetCenterlines\_blocks
- Property
- Roads





Figure 5 - General View of the 100 Year Flood Plain.



**Legend**

**Preliminary FEMA Floodplain**

**DFIRM Flood Zone**

- 100 Year Floodplain (1% Chance)
- 100 Year Floodplain (Floodway -1% Chance)
- 500 Year Floodplain (0.2% Chance)
- 100 Year Floodplain (Future Conditions)
- AREA NOT INCLUDED (Not Mapped by FEMA)
- Area Protected by Levee (Zone X)
- Upland (Zone X)

**Effective FEMA Floodplain**

Figure 6 - County Ownership with TDDP Conceptual Street

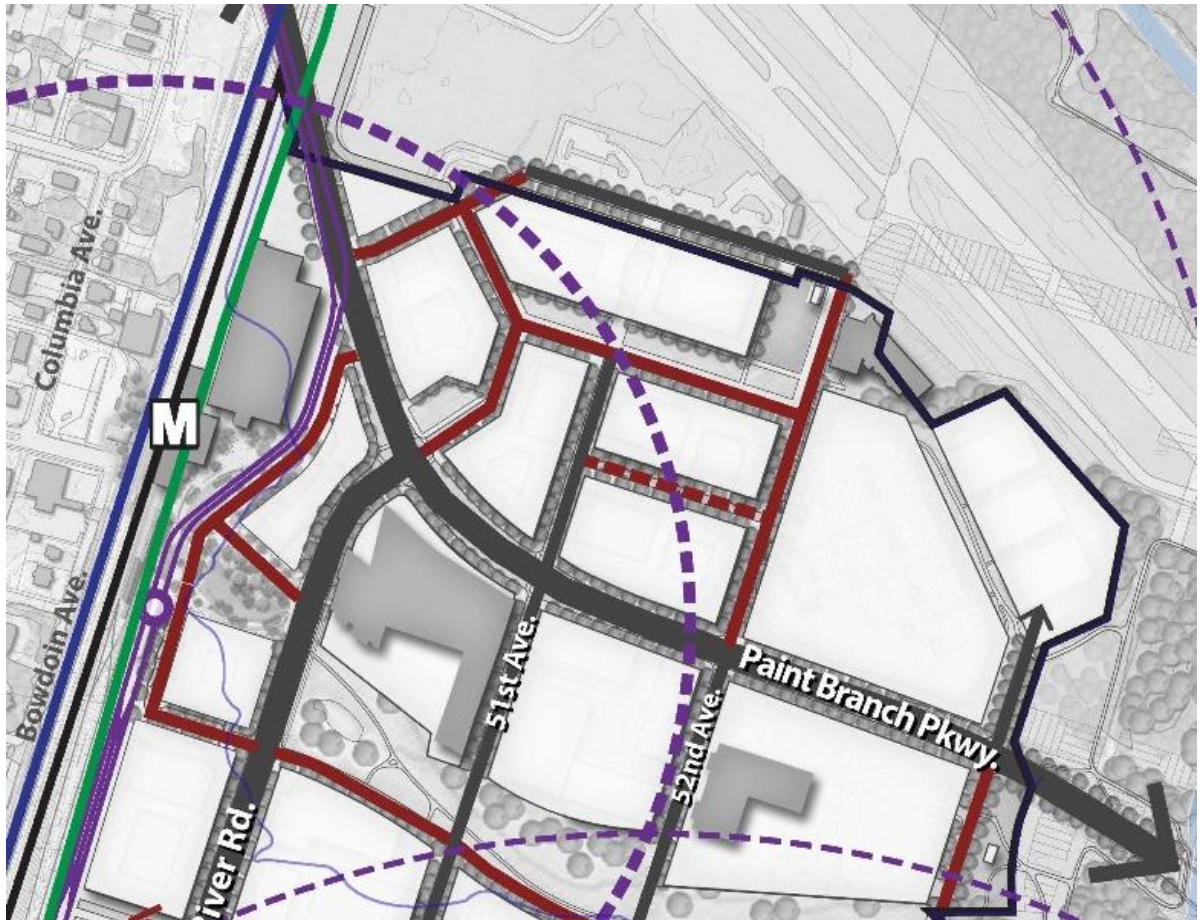




Figure 7 - County Ownership with TDDP Conceptual Open Space



### **3.2 SITE DESCRIPTION (continued)**

#### **Constraints:**

A portion of this property is within the 100-year floodplain. Development in this area may require mitigation techniques. The approximate floodplain boundary is delineated in Figure 5. A more detailed floodplain study will be required during the plan approval process. This prior study may have an impact on the flood plain elevation. The property also falls within the Aviation Policy Area APA-6 due to the nearby College Park Airport. This designation generally limits building heights to fifty feet or five stories, but the exact height limitation will be determined during the plan approval process.

#### **Transportation:**

Within a two-block walk of the site are the College Park Airport, the College Park Metro Station (subway and buses), and the College Park MARC station (regional train). The University of Maryland's Shuttle-UM provides bus service between the Metro and campus. Under construction, a new east-west Purple Line light rail will provide a direct connection to the Metrorail Red, Green, and Orange Lines; at Bethesda, Silver Spring, College Park, and New Carrollton. The Purple Line will also connect to MARC, Amtrak, and local bus services. The road network consists of Paint Branch Parkway, a 4-lane, undivided collector road between Route 1 and Kenilworth Avenue controlled by the County; River Road, a 4-lane divided collector road from Kenilworth Avenue to Paint Branch Parkway controlled by the County; and a grid of City of College Park streets in the study area (College Avenue, Lehigh Road, Corporal Frank Scott Drive, and 52nd Avenue). Bike paths link the site to the municipalities of Riverdale Park and Hyattsville to the south, downtown College Park to the west, and the Lakeland, Berwyn, and Hollywood neighborhoods to the north.

#### **Land Use/Zoning:**

The zoning on this site is Regional Transit-Oriented, Low-Intensity, Edge (RTO-L-E). According to the Prince George's County Zoning Ordinance (2018), the general purpose of the RTO-L Zone is:

- (A) To provide lands for high-intensity, vibrant, mixed-use centers that are intended to capture the majority of the County's future residential and employment growth and development;
- B) To incorporate walkable and bikeable areas that are well-connected to a regional transportation network through a range of transit options; and
- C) To provide a mix of uses that serve regional needs. To encourage development that is well integrated in terms of complementary uses, access and circulation, and compatible design.

In addition, the Prince George's County Zoning Map has designated this site as a part of the "edge" area. The intent of the "edge" area is to accommodate less intense development with more

of a residential mix, such as townhomes or multi-family buildings. Residential and commercial uses may be placed with a horizontal or vertical mix on the property. However, the applicant will be required to meet the minimum and not exceed the maximum intensity and dimensional standards. Maximum intensity is 60 dwelling units per acre for a residential-only project and FAR 2.5 for a mixed-use project. Intensity may be higher if the applicant applies for and receives approval of a Planned Development zone. The applicant is advised there are additional zoning standards that are required to be met such as landscaping, exterior lighting, green building, and neighborhood compatibility. Some of these standards may be modified under the Planned Development zone.

The Countywide Amendment CR-136-2021 (DR-2) was approved on Monday, November 29, 2021. The new Zoning Ordinance, Zoning Map, and Subdivision Regulations take effect on April 1, 2022. To see the Approved Zoning Map, please visit the Zoning Rewrite website at <http://zoningpgc.pgplanning.com/zoning-swipe-tool>.

For further information regarding land use and zoning or the Countywide Sectional Map Amendment, please contact the project team at 301-952-4944 or by e-mail at [Zoningpgc@pgplanning.com](mailto:Zoningpgc@pgplanning.com).

#### **Entitlement Process:**

Applicants should be prepared to submit a Preliminary Plan of Subdivision for approval by the Planning Board. As a part of the Preliminary Plan of Subdivision review, staff will analyze the proposed development to ensure it meets the requirements of Prince George's County's Adequate Public Facilities Requirements (APF). Issues such as Transportation/ Trails, Environmental, Police Response Times, Fire Department Response Times, Water/ Sewer access, and Parks and Recreational will be analyzed to ensure the development will meet the standards set by Prince George's County.

Development also must receive approval of a Detailed Site Plan (DSP) from the Planning Board given the proximity of this project to the College Park Metro Station, processing of the required DSP qualifies for expedited review. Bill CB 20-2013 creates a fast-track development review process for projects within ½ mile of the County's 15 Metro stations and the Bowie MARC station.

### **3.2 SITE DESCRIPTION (continued)**

#### **Topography:**

The site has little or no slope. Approximately 95% percent of the site is paved or occupied by buildings. There is no wooded vegetation on the site. Over half of the site is located in the 100-year flood plain as designated by Prince George's County. The area is also characterized as a

regulated area under the County's Green Infrastructure Plan. When applications for land development are filed, plans must "fully delineate" the regulated areas within the site.

#### **Infrastructure/Utilities:**

Existing public water and sewer serve the site. The internal streets are owned and maintained by the City of College Park and for the most part lack curb, gutter, and sidewalk in the area. Access to the site is limited to the signalized intersection of Paint Branch Parkway and Corporal Frank Scott Drive. A traffic signal is installed at Paint Branch Parkway and College Avenue to provide access to the College Park Metro Station parking garage. The right of way widths in the site are as follows: College Avenue (50 feet), Knox Road (32 feet), Lehigh Avenue (30 feet), Litton/Cleveland Avenue (32 feet), 50th Avenue (30 feet), 51st Avenue (40 feet), and 52nd Avenue (30 feet). Although platted, Knox Road and 52nd Avenue were never constructed and remain as paper streets.

#### **Site Condition**

##### **As-Is Condition**

The Development Parcel shall be conveyed in "as-is" condition, without representation or warranty by the County as to the physical or environmental condition of the land or any existing structures.

##### **Soil or Subsurface Conditions**

The County makes no representations regarding the character or extent of soil or subsurface conditions or the conditions and existence of utilities that may be encountered during the course of any work, development, or construction upon, or occupancy of, the Development Parcel.

##### **Environmental Remediation**

The selected Respondent shall be responsible at its sole cost and liability for any environmental remediation that may be associated with removal or disturbance of existing conditions during due diligence performed by Respondent, or any other activity undertaken or performed by Respondent on the Development Parcel.

The Property is being offered as-is, without warranty of any kind, express or implied. If concerned about the Property's condition, legal or physical access and the maintenance thereof, title thereto, property lines or boundaries, or any other matter affecting the Property, prospective respondents should investigate and conduct whatever due diligence and inspection deemed necessary.

### **3.3 DEVELOPMENT OBJECTIVES**

Proposals will be evaluated for completeness, market feasibility, innovative ideas, the strength of community benefits, and the strength of the financial response, among other factors.

The County shall prioritize Proposals that meet or exceed the following criteria, organized by category but otherwise in no particular order:

There have been a number of planning efforts and technical studies prepared for the College Park-University of Maryland Metro Station area over the years. Previous planning studies, (ULI Technical Assistance Panel and AECOM Market Analysis) are included on an enclosed CD (Exhibits 2 and 3). Both provide estimates for development within the vicinity of the opportunity site over the next 10-20 years. Market projections indicate a range of development intensities and uses that help frame the site's overall development potential. The vision encourages some flexibility in the overall mix of uses for the site, promotes high-tech complementary uses, provides for strategically located ground floor retail and complementary restaurant uses, and envisions a mix of residential uses/ownership options along with a high-quality urban park/plaza. The development program could include the following alternatives:

Create an urban, mixed-use redevelopment project that capitalizes on the University of Maryland's Discovery County.

- a) Be able to develop an aesthetically-pleasing, well-designed project that incorporates innovative features and amenities such as green, sustainable building techniques while meeting the County's mixed-use zoning regulations and major thoroughfare design guidelines.
- b) Work with County Staff to identify and incorporate the design objectives for the area.
- c) May include some affordable units for sale or rental; however, the majority of residential units if proposed, should be at or above market rate. Mixed-income units are preferred. A market study that supports the proposed development project is encouraged.
- d) Affordable rental and for-sale units administered in accordance with an Affordable Dwelling Unit (ADU) Covenant will provide that any buildings containing residential units shall have a proportional distribution of unit types and sizes across multiple median family incomes (MFI) levels so that ADUs are not clustered in any portion (floor, section, or tier) of the development. All project amenities, including any rental of parking spaces, shall be offered to ADUs on the same terms as offered to the market-rate housing units.
- e) Develop commercial space that includes uses that will provide new job opportunities for local residents. Please note that OCS is seeking active ground floor uses. Although all premises are not expected to be open at night, some should be available in the evening to provide goods and services to the surrounding community.
- f) Must list a price the respondent is ready and willing to offer to acquire property for the development of this property.
- g) Shall be responsible for obtaining, at its sole cost and expense, all architectural and engineering services, permits, surveys, site plan submissions and approvals, any other approvals, appraisals, and environmental studies required and in connection with this RFP.
- h) All plans, without limitation, including final architectural design, the layout of the site, landscaping, parking, and related plans must be approved by the Office of Central Services prior to submission to the M-NCPPC Planning Department for site plan approval and the

issuance of building permits.

- i) Only development proposals that provide for ownership required to pay ad-valorem taxes will be accepted. Proposers are encouraged and will receive additional consideration if existing adjacent properties are purchased and included in this proposal.
- j) The project shall be developed to LEED Silver or above. The LEED Silver standard is substantially similar to the Enterprise Green Communities standard.
- k) Initiate and complete a project within a reasonable time frame acceptable to the County. The County desires that the chosen respondent completes the project in the shortest time frame possible.

### **3.4 ECONOMIC DEVELOPMENT INCENTIVES AND TOOLS**

Prince George's County Economic Development Corporation administers numerous business assistance and financial incentive programs on behalf of Prince George's County.

The programs and incentives are offered to commercial, retail, industrial, and non-profit organizations that are retaining and creating jobs for county residents. Assistance may include expediting permits, tax credits, workforce assistance, site identification, county and state financial assistance, and financial assistance from the Small Business Association. and other forms of business aid, available on <https://www.pgcedc.com/incentives-1>.

Program participation is subject to an application process to determine eligibility. Businesses are encouraged to review terms and conditions with program representatives prior to filing an application.

## **SECTION IV: PROPOSAL SUBMITTALS**

### **4.1 TECHNICAL PROPOSAL FORMAT OUTLINE**

Respondent's Proposal shall have the following sections prominently displayed:

- 1. Transmittal Letter (no tab required)
- 2. Title Page
- 3. Table of Contents
- 4. Proposal
- 5. Respondent Development Team Corporate Structure
- 6. Organizational Chart
- 7. Minority Business Enterprise (MBE)/ County-Based Business (CBB); County-Located Business (CLB) Participation
- 8. Exceptions or Restrictions
- 9. References
- 10. Audited Financial Report (most recent)
- 11. Affidavits, Certifications, and Affirmation
- 12. Statement of No Conflicts of Interest



13. Statement of No Pending or Threatening Litigation
14. Certificate of Insurance/ Professional Services Insurance Requirement

## 4.2 **FORMAT DESCRIPTION**

Respondents will be evaluated based on overall experience and depth of resources. It is imperative that responses contain all information requested.

Each qualification submission shall conform to the following order and format.

All Proposals must meet the following format requirements:

- i. Proposals shall be formatted to fit 8.5" x 11" letter-size paper with one (1) inch margins, labeled separator pages between sections, number all pages of your proposal consecutively.
- ii. Proposals must respond to each RFP item in the order outlined below in the "Proposal Contents" sub-section. Each Proposal sub-section must be separated by a separator page labeled with the sub-section heading.
- iii. Proposals must not exceed a total of forty (40)-page limitation (921 KB /0.921 MB), excluding appendices, architectural plans/designs, or renderings. Do not lock, password protect, or encrypt the file you upload.

4.2.1 **Transmittal Letter**: The submission shall include a transmittal letter prepared on the respondent's business stationery. The purpose is to transmit the statement of qualifications; therefore, it should be brief. The letter must be signed in ink by an individual who is authorized to bind the firm to all statements, including services and prices, contained in the submission.

4.2.2 **Title Page**: Each submission shall begin with a Title Page. It should display the words "RFP No. **OCS-2022-CPRK-02**". It should also have the name of the company, and name, title, business address, and telephone number of the person authorized to obligate the company.

4.2.3 **Table of Contents**: The submission should contain a "TABLE OF CONTENTS" with Page numbers indicated.

4.2.4 **Proposal**: The Respondent shall present its offer on double-spaced typed pages. The Respondent must address each of the areas covered under the evaluation criteria in the order provided below:

- A. Technical Criteria
- B. Economic Criteria
- C. General Criteria

## **4.2 FORMAT DESCRIPTION (continued)**

### **4.2.5 Respondent Development Team's Corporate Structure:**

The Respondent shall provide the status and roles of Respondent member entities (developers, tenants, etc., and whether each entity is a corporation, a non-profit or charitable institution, a partnership, a limited liability corporation, a business association, joint venture, or other) indicating under which laws they are organized and operating, including a brief history of each organization and its principals. For any entity required to file reports in the jurisdiction of its formation, include a certificate of good standing for such jurisdiction and a certificate of good standing showing that it is registered in the State of Maryland.

### **4.2.6 Organizational Chart:**

Respondent shall provide an organizational chart of Respondent and a brief commentary, clearly illustrating the project ownership. Additionally, Respondent shall provide a complete, detailed narrative clearly identifying each principal, partner, and/or co-venturer proposing to participate in Respondent including ownership percentages. For each principal, partner, co-venturer, or known major subcontractor, Respondent shall identify discipline or specialty (e.g., community planning, A/E design, development, construction, and property management). Respondent shall provide brief biographies, including outlining relevant experience, of all the key personnel who shall be working on the project.

### **4.2.7 Qualifications and Experience:**

Respondent shall exhibit its ability to deliver an economically viable project by identifying three urban infill development projects comparable to the scale and program of Respondent's proposed project, with which Respondent or its key members have had primary involvement. Respondent should include past projects that have a comparable mixed-use component. For each relevant project, Respondent shall identify the following:

- I. Development team name
- II. Project name or title;
- III. Location or address of project;
- IV. Names and contact information for Respondent members involved in the project, along with a description of each
- V. party's role in the project;
- VI. Description of project, including use(s), total square footage and number of units, keys, etc. (as applicable);
- VII. Period of performance;
- VIII. Estimated total development costs, if the project is not yet complete, OR actual total development costs, if the project is complete;
- IX. Projected groundbreaking and completion date, if the project is not yet

- complete, OR actual groundbreaking and completion date, if the project is complete;
- X. Proposed financing structure of the project; if the project is not yet complete, OR actual financing structure, if the project is complete;
  - XI. If applicable, highlight experience in obtaining or exceeding LEED Silver standard is substantially similar to the Enterprise Green Communities standard. Highlight expertise in the areas of energy efficiency, on-site clean energy generation, green roofs, and/or environmentally friendly technologies;
  - XII. Illustrative materials that shall help the County evaluate the caliber, innovation, and relevant experience of the Respondent members; and
  - XIII. References (at least two per project), including names, mailing addresses, e-mail addresses, telephone numbers, and a letter authorizing each reference to respond to inquiries regarding the design, financing, development, disposition, or management of prior projects

#### **4.2.7.1 Project Concept**

Respondent shall identify and describe in detail the elements of its proposed development. The respondent must submit a development program along with a construction schedule. Respondent is encouraged to describe in detail how it believes the development program meets or exceeds the County's goals and objectives outlined in the "Development Objectives" section.

Respondent shall include the following:

- a) A project narrative indicating the scope of work, scale, and character of the project, proposed solutions to any potential obstacles to development discovered while researching title, and Respondent's due diligence investigations of the Development Parcel;
- b) Respondent's zoning strategies for the project, including a detailed explanation and justification for any proposed zoning variance or zoning map amendments. If applicable, Respondent should provide a schedule that fully describes each step in the approval process necessary for entitlements assumed in the Proposal;
- c) The estimated maximum gross on-site Floor Area Ratio (FAR) above and below grade;
- d) A visual representation of the proposed development and schematic plans that include basement plan, ground floor plan, typical floor plan and roof plan, elevations of the front, side, and rear views. Such visual representation need not be elaborate or costly but should offer OCS a clear picture of the proposed end result. If possible, provide color renderings or three-dimensional graphics for a better understanding of the project;
- e) The total number of residential units by unit mix, affordability, unit size, and the average net square footage for each unit type;

- f) Evidence of market demand and rent/sales projections for each type of program use;
- g) Gross square footage for all different types of the program uses including all above and below grade parking. For retail space, include the total gross square footage, number of bays, and intended type of retail tenant(s);
- h) Parking and loading plans, number of spaces, including access points;
- i) The project's transportation strategy, taking into account the Development Parcel's proximity to Metrorail stations, bus stops, and transportation corridors;
- j) Landscape plan showing the typical landscape materials planned to be used on the Development Parcel and in the public realm, including street furnishings, lighting, landscape, and streetscape elements;
- k) A proposed project timeline for the design, construction, and occupancy periods, including any phasing of the development;
- l) A proposed development schedule and related contingencies, if any, given OCS's stated desire to deliver a quality project within the shortest amount of time;
- m) For proposed housing and/or commercial space, a management plan, including, but not limited to, the name of the management company, a company profile, and a description of services, and, for housing,
- n) Respondent's or management company's experience in managing affordable housing; and
- o) Description of any proposed project or neighborhood related amenities.

#### **4.3 County Based Business / Minority Business Participation Requirements and Equitable Inclusion Priority**

Identify and describe the plan to meet the following participation goals under this RFP:

##### **a. On project delivery**

- CBSB Goal: 40% Certified Prince George's County-Based Small Business
- MBE Goal: 30% Certified Prince George's Minority Business Enterprise

Each business used to meet the Participation Requirements must be certified by the Prince George's County Office of Central Services Supplier Development & Diversity Division (SDDD):

<https://www.princegeorgescountymd.gov/2309/Supplier-Development-Diversity>

##### **b. Project Investment Participation**

In the County's efforts to advance equitable access to opportunities to manage meaningful development activities ("Equitable Inclusion Priority"), OCS will prioritize Proposals that maximize, by leadership and/or inclusion, individuals who are either:

- Black Americans;
- Hispanic Americans;
- Members of other groups for which a rebuttable presumption exists that the individuals are socially disadvantaged (13 C.F.R. §124.103(b)(1)); or
- Socially disadvantaged as established by a preponderance of the evidence (13 C.F.R. §124.103(c))

Respondent team members' percentage of equity participation and reflect Respondent's total equity participation percentage.

- No less than 10% General Partner Equity Participation by individuals who are members of other groups for which a rebuttable presumption exists that the individuals are socially disadvantaged (13 C.F.R. §124.103(b)(1)) D. Individuals who establish social disadvantage by a preponderance of the evidence (13 C.F.R. §124.103(c))

As further defined below:

<https://www.ecfr.gov/current/title-13/chapter-I/part-124/subpart-A/subject-group-ECFR4ef1291a4a984ab/section-124.103>

Respondents must complete the Equitable Inclusion Priority Form attached as Appendix M, which form shall be used to calculate Respondent team members' percentage of equity participation and reflect Respondent's total equity participation percentage.

#### **4.4 Miscellaneous Provisions**

- 4.4.1 **Exceptions or Restrictions:** Should the Respondent take exceptions to any provision or requirement of this RFP, it shall be indicated in this Section.
- 4.4.2 **List of References:** List the names of at least one client for whom you have performed similar services. List the contact individuals, addresses, phone numbers, length of time of contract relationship, and services provided.
- 4.4.30 **Audited Financial Report:** The Respondent shall provide the most recent audited financial report. The lead respondent must submit evidence of financial capacity including lines of credit and commitment letters from lenders and capability to complete the proposed project.

- 4.4.4 **Affidavits, Certifications, and Affirmation:** The Respondent is required to submit with the proposal certain certifications, affirmations, and affidavits. These forms are included on the Project Website and shall be completed by all Respondents.
- 4.4.5 **No Conflicts of Interest:** The Respondent is required to make a statement of no knowledge of any potential conflicts of interests with Prince George’s County.
- 4.4.6 **No Pending Litigation:** The Respondent must affirm that it is not a party to any pending litigation against the County.

## **SECTION V: EVALUATION AND SELECTION PROCESS**

### **5.1 SELECTION PANEL**

A multi-agency selection recommendation panel (“Panel”) may be established to review and evaluate the Proposals. If established, the composition of the Panel shall be determined by the County, at its sole discretion. OCS and/or the Panel may consult with professional consultants, advisors, and/or other stakeholders for technical assistance. OCS and/or the Panel shall evaluate each Proposal, taking into account the information provided in the Proposal and the best interests of the County. **To facilitate its evaluation of this criterion, the selection committee may seek community input in the form of a developer’s presentation with an opportunity for public comment.**

### **5.2 EVALUATION CRITERIA, SELECTION & NOTICE**

Upon review of the Proposals, OCS may, in its sole discretion, identify a shortlist of Respondents. OCS has the sole and absolute discretion to conduct discussions with all, or some, of the Respondents on the shortlist via best and final offer (“BAFO”) submissions.

Following receipt of any additional information, if requested, OCS may submit, in its sole and absolute discretion, one or more Proposals, as modified through any negotiations, to the County Executive as a recommendation. The County Executive, in her absolute discretion, may accept the recommendation. Upon acceptance by the County Executive of OCS’s recommendation, OCS shall notify the selected Respondent(s) of Respondent’s selection by the County to negotiate for the purchase, sale, and development of the Development Parcel (“Selection”).

OCS reserves the right, in its sole and absolute discretion, to reject any Proposal it deems incomplete or unresponsive to the submission requirements. If Respondent’s Proposal is deemed incomplete or if Respondent is not selected, then OCS shall return Respondent’s form of a certified check, bank draft, money order, or Letter of Credit.

OCS reserves the right to make the Selection on the basis of initial Proposals without

discussions with Respondent. Accordingly, Respondents' initial Proposals should contain its best terms from the standpoint of the evaluation factors identified in this RFP.

However, OCS also reserves the right, in its sole and absolute discretion, to conduct discussions with all, or some, of Respondents and solicit revised Proposals in order to make the Selection on the basis of such revised Proposals.

OCS shall contact all Respondents to inform them of the results of the selection process.

### **A. Technical Criteria: (70%)**

#### **Selection Criteria**

##### **1. Experience of Developer Team**

- a. Developer's and Architect's experience in designing and developing projects comparable to the proposed project in response to this RFP, including projects in New Urbanism, development settings.
- b. Project experience with government or other public agencies.
- c. Demonstrated success in maintaining and operating high quality, efficiently operated projects.

##### **2. Financial Capacity**

- a. Evidence of development team's capacity to raise sufficient equity/ debt capital to carry the project to completion and other team members;
- c. Commitment and ability to fund pre-development activities;
- d. Respondent's equity commitment to the project and the timing/disbursement of that commitment;
- e. Provide a realistic and achievable funding plan, including Sources and Uses and multi-year pro-forma development budgets (pre-development through 18 years post-stabilization);
- f. Provide a pro forma utilizing only non-competitive, by-right financing sources;
- g. Demonstrate significant investments of "at-risk" capital during the pre-development and development process;
- h. Exhibit a willingness to provide the County with a meaningful guarantee regarding payment and performance through final project completion

##### **3. Project Design**

- a. Design quality of the proposed project, including consistency with the County's goals and objectives, and guidelines.
- b. A project narrative indicating the scope of work, scale, and character of the project, proposed solutions to any potential obstacles to development discovered while researching title, and Respondent's due diligence investigations of the Development Parcel;
- c. Any Proposal that includes a development plan with a residential component shall include ADUs. Respondent's proposed strategy for the marketing, operating and administering of ADUs in its project.
- d. Proposed concept for ground-floor/ commercial use
- e. A visual representation of the proposed development and schematic plans that include

basement plan, ground floor plan, typical floor plan and roof plan, elevations of the front, side, and rear views. Such visual representation need not be elaborate or costly but should offer OCS a clear picture of the proposed end result. If possible, provide color renderings or three-dimensional graphics for a better understanding of the project;

#### **4. Proposed Financial Feasibility**

- a. Proposed purchase price
- b. Financial feasibility of the proposed project

A proposed project financing strategy, including a listing of all anticipated sources of construction and permanent financing (including interest rates; amortization type and period; ex-ante return on assets and equity, and internal rate of return; covenants; coverage ratios; and all other relevant information);

Respondent shall provide a balanced analysis of all sources and uses of funds (“Sources and Uses”). The Sources and Uses analysis shall include the following, at a minimum:

i. **Sources:** A breakdown of all funds (including equity, debt, fundraised capital, non-County funding, etc.) to be obtained including predevelopment, construction, and permanent financing and the assumptions used to size them (including interest rates, amortization type, period and debt coverage ratio, LIHTC amounts and pricing, and all other relevant source information) for the payment of the uses in the project; and

ii. **Uses:** A detailed project budget that breaks down all costs to be incurred to construct new improvements on the Development Parcel, including hard costs (including base building costs, contingencies, furniture, fixture, and equipment costs, etc.), softs costs (including architecture fees, engineering fees, professional service fees, development fees, etc.), historic rehabilitation costs, infrastructure construction costs (including wet and dry utility work), site remediation costs, demolition costs, and acquisition and financing costs;

- a. Ability to assemble additional neighboring parcels to increase project size, if feasible;
- b. Development schedule for completion.

#### **5. Development Vision**

- i. If a Proposal includes a residential component, then maximize affordability (at a minimum, affordability levels. Residential development shall provide a mixture of unit types and sizes across multiple Median Family Income (MFI) levels and affordable units must be comparable to market-rate units;
- ii. In addition to any proposed terms to satisfy the “Equitable Development Focus” section, promote social equity generally, including but not limited to, preferences for Prince George’s County-Based Small Business (CBSB); County-Based Business (CBB, and/or businesses that hire Prince George’s County residents;
- iii. Promote a vibrant, walkable, and pedestrian-friendly neighborhood character, as demonstrated through a high level of streetscape design, including building features that directly link to the sidewalk level, and a high degree of visual continuity along street corridors;



- iv. Complement the existing neighborhood and the commercial corridors;
- v. Achieve architecture that is of the highest design qualities and standards, which further reflects the significance of the Development Parcel, complementing the neighborhood character while accommodating necessary uses;
- vi. If appropriate, create strong retail activity on the Development Parcel that serves the neighborhood and broader areas, including retail space for local and emerging businesses;
- vii. Provide a sustainable development that has minimal impact on the environment and achieves higher LEED certifications than required by DOE; and
- viii. Provide an appropriate amount of parking that reflects the Development Parcel's proximity to a Metrorail station and other transportation infrastructure. All project amenities, including any rental of parking spaces, shall be offered to affordable housing units on the same terms as offered to market-rate housing units.

**B. Economic Criteria: (15%)**

Financial Return to the County: The highest price return and/or highest value to the County shall earn the higher score.

**C. General Criteria**

**Equitable Inclusion Priority: (10%)**

In the County's efforts to advance equitable access to opportunities to manage meaningful development activities ("Equitable Inclusion Priority"), OCS will prioritize Proposals that maximize, by leadership and/or inclusion, individuals who are either:

- Black Americans;
- Hispanic Americans;
- Members of other groups for which a rebuttable presumption exists that the individuals are socially disadvantaged (13 C.F.R. §124.103(b)(1)); or
- Socially disadvantaged as established by a preponderance of the evidence (13 C.F.R. §124.103(c))

Further, OCS will prioritize Proposals that maximize, by the percentage of ownership and control, entities that are either:

- Certified as Prince George's County-Based Small Business (CBSB); County-Based Business (CBB); and/or Minority Business Enterprise (MBE); or
- Led by, or majority controlled by, individuals designated as socially disadvantaged under the Small Business Administration ("SBA") definition as more specifically identified above.

For RFPs with multiple parcels or components, the above prioritization can be met if the Proposal includes a parcel or component set aside, within the larger development plan, for a team satisfying the criteria above. Respondents must complete the Equitable Inclusion Priority Form attached as Appendix M, which form shall be used to calculate

Respondent team members' percentage of equity participation and reflect Respondent's total equity participation percentage.

**Community and County Objectives: (5%)**

- a. Encourage mixed-use development and mixed-income housing
- b. Degree to which the Project reflects Transit-Oriented Development principles; including, pedestrian, cycling, and other non-automotive transport, and contribute to or creates a place which makes a vibrant and high-quality built environment
- c. Effects on WMATA Facilities

**Economic and Public Benefits Analysis**

The respondent must provide a detailed, but concise, overall description as to how its Proposal shall benefit the economy of the County.

Respondent shall at a minimum provide the following (but not limited to):

- i. New real property taxes generated on an annual basis;
- ii. New construction period taxes generated based on construction schedule;
- iii. New sales taxes generated;
- iv. Estimate of new construction contracting opportunities created for Prince George's County-Based Small Businesses (CBSB); and Minority Business Enterprises (MBE);
- v. Estimate of new full-time and part-time jobs created (including for County residents);
- vi. Description of opportunities for CBSBs, including but not limited to development participation by the percentage of ownership opportunities;
- vii. Opportunity for food access; and
- viii. Any multiplier effects.

**5.3 POST-SELECTION**

**Due Diligence**

Following receipt of notification from OCS of its Selection, the selected Respondent shall execute a right of entry agreement with the County to allow the Respondent to begin due diligence tests and studies on the Development Parcel.

**Disposition Agreement & Approval**

If the County and selected Respondent are unable to execute a disposition agreement within 90 days after the date of County's notification to Respondent of its Selection, the County, in its sole and absolute discretion, may terminate negotiations and select a different Respondent's Proposal; re-issue the RFP; issue a modified RFP; or take such other measures as the County deems reasonable, appropriate, and/or necessary.

The County, through OCS, and the selected Respondent shall attempt to negotiate in good faith a disposition agreement which shall incorporate the requirements contained in this RFP, and such other terms as may be required by OCS or may be agreed to by OCS and the selected Respondent.

## **5.4 SUBMISSIONS PROPERTY OF THE COUNTY**

All proposals submitted in response to this Request for Proposals become the property of the County and may be appended to any formal documentation which would further define or expand the contractual relationship between the County and the successful Respondent.

## **SECTION VI: APPENDICES, EXHIBITS - (attachments on the Project Website)**

### **APPENDICES**

- APPENDIX A:** PROPERTY LEGAL DESCRIPTION [MAP 3-A]
- APPENDIX B:** CERTIFICATE OF GOOD STANDING
- APPENDIX C:** PROFESSIONAL SERVICES INSURANCE REQUIREMENTS
- APPENDIX D:** CORPORATE ACKNOWLEDGMENT
- APPENDIX E:** ELECTRONIC SIGNATURE AGREEMENT
- APPENDIX F:** IRREVOCABLE STANDBY LETTER OF CREDIT
- APPENDIX G:** LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT
- APPENDIX H:** MASTER RIGHT OF ENTRY PERMIT
- APPENDIX I:** REQUEST FOR TAX PAYER IDENTIFICATION NUMBER (W-9) AND CERTIFICATION
- APPENDIX J:** VENDORS OATH AND CERTIFICATION
- APPENDIX K:** BIDDER/RESPONDENT STATEMENT OF OWNERSHIP
- APPENDIX L:** STATEMENT OF FINANCIAL RESPONSIBILITY
- APPENDIX M:** EQUITABLE INCLUSION PRIORITY FORM
- APPENDIX N:** COMPLIANCE WITH COVID-19 SAFETY REQUIREMENTS
- APPENDIX O:** SITE TOUR WAIVER, RELEASE, AND INDEMNIFICATION

### **EXHIBITS**

- Exhibit 1:** CB-20-2013
- Exhibit 2:** College Park Metrorail Station TOD Market Analysis
- Exhibit 3:** College Park Metrorail Station Area Urban Land Institute Analysis
- Exhibit 4:** Biotechnology Research and Development Center Study
- Exhibit 5:** Surplus Resolution (TBD)
- Exhibit 6:** “Intentionally Omitted”
- Exhibit 7:** Discovery District Tenant Mix Map
- Exhibit 8:** Form of Special Warranty Deed
- Exhibit 9:** College Park Interactive Zoning Map (Link)